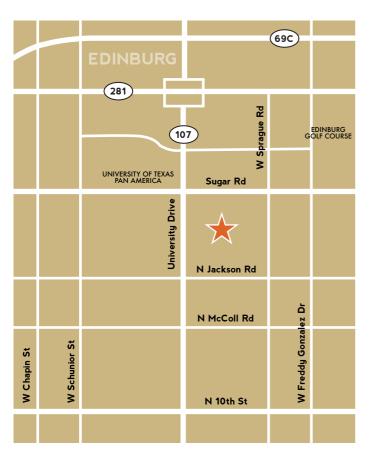
SUGAR PLAZA | AVAILABLE FOR LEASE

1602 W. University Avenue | Edinburg, Texas 78539









TENANT MIX

Sugar Plaza is located opposite the University of Texas-Pan America Campus. It is shadow anchored by a Walmart Supercenter and several other area retailers including:

- Staples - Walmart Supercenter - Jack-in-the-Box

- Burger King - Payless - GameStop

- Fred Loya Insurance - Sally's Beauty Supply - Advance America

PROPERTY OVERVIEW

Rental Rates: \$32.00 PSF Available Retail Space: 4,136 - 12,000 SF

Triple NNN: \$2.98 PSF

TRAFFIC COUNTS

University Avenue: +/- 25,000 Cars Per Day

DEMOGRAPHICS	1Mile	3Mile	5Mile
Population:	16,113	67,767	137,116
% Population Growth:	11.54%	15.85%	17.59%
Daytime Population:	24,789	77,898	138,489
Total Households:	5,784	21,520	41,722
Average HH Income:	\$44,448	\$55,160	\$61,018

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TENANT ROSTER

4,136 SF Available 1608

1610 **GNC**

1612 Sally's Beauty Supply

8,000 SF Available 1614

Cafe & Deli 1620

SUITE TENANT

1622 Fred Loya Insurance

1624 Advance America

1626 GameStop

1628 **Payless**

TENANT

Staples

Walmart Supercenter

Pizza Hut

Jack-in-the-Box

Burger King

SITE PLAN

UNIVERSITY DRIVE

Pizza Hut

AVAILABLE RETAIL

LEASED

SUGAR ROAD

